

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER FOR
PARCEL RD-33 IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, James E. Guilford, Jr. has submitted a proposal for residential rehabilitation of Parcel RD-33;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That James E. Guilford, Jr. be and hereby is tentatively designated as Redeveloper of Parcel RD-33 subject to the following:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financing commitments from banks and other lending institutions; and
 - (iii) Working Drawings and Specifications.

2. That the disposal of said properties by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Secretary is hereby authorized and directed to publish notice of the disposal transaction in accordance with Section 105 (c) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

5J
JUNE 28, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL RD-33
758 TREMONT STREET

SUMMARY: This memorandum requests that the Authority tentatively designate James E. Guilford, Jr. as Redeveloper of Parcel RD-33 in the South End Urban Renewal Area.

Parcel RD-33 consists of 2,227 square feet and is located at 758 Tremont Street in the South End Urban Renewal Area.

Mr. James E. Guilford, Jr., of 832 Tremont Street, Boston, has submitted a proposal for the rehabilitation of Parcel RD-33 for residential purposes in accordance with Authority Standards, guidelines, and the South End Urban Renewal Plan. Mr. Guilford is a South End relocatee and should be accorded priority on this parcel.

Mr. Guilford's proposal calls for the rehabilitation of the structure to provide for one three bedroom unit, four efficiency units, and one two bedroom unit at an estimated cost of \$69,000.00. Mr. Guilford intends to use conventional private financing if Section 312 financing is not available.

Mr. Guilford has selected the Boston Architectural Team as the Architect for this Redevelopment. Construction Management Systems, Inc. will be the general contractor.

Mr. Guilford operates a Barber Shop and Hair Styling Salon on Tremont Street. He is the President of the Douglass Square Development Corporation which is sponsoring the construction of the new People's Market, Inc. on South End Urban Renewal Area Parcel 14. Mr. Guilford's submissions indicate sufficient ability to act as the Redeveloper for Parcel RD-33.

I therefore recommend that the Authority tentatively designate James E. Guilford, Jr. as Redeveloper of Parcel RD-33 in the South End Urban Renewal Area.

An appropriate Resolution is attached.